

Case 5277ABCD-15

To: City of Bloomington/Planning Division

Re: GenPak Subdivision

The subject property originally was 2 parcels, 9601 James Ave. (Strout Plastics building/90K sq. ft.) and 9641 James Ave. (old Kellogg's Towing building/5K sq. ft.) Strout Plastics ( GenPak) acquired the smaller parcel to the South and re-platted it into one legal description in 1988. In 2004, a connection was made linking the larger building to the North with the smaller building to the South. There is approximately a 12 foot elevation difference between the 2 buildings, with the connection containing a stairway to access one to the other. Our proposal would demolish the connection and separate the 2 buildings back into 2 parcels. A new water connection will be installed to feed the existing fire sprinkler system in the small building. The 16 ft. wide area between the buildings will be reallocated as follows: 9.9 feet to South building and 6.3 ft. to the North. This line was established by lining up with the current lot lines on the East side of the property. Code requirement is 10 ft. setbacks on each parcel and is the reason for the variance request.

The entire building has been vacant for almost 3 years and the reuse of the site as a single use has proven difficult. We have been contacted by 10-12 users to purchase or lease the small building. We feel the site will be significantly improved with this split and that it will jump start a potential multi-tenant scenario for the larger structure.